152.0	0007	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,600 / 831,600
					USE VALUE:	831,600 / 831,600
					ASSESSED:	831,600 / 831,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER JOHN JOSEPH
Owner 2:	PALMER LISA
Owner 3:	
Street 1:	6 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	438,400		393,200	831,600
Total Card	0.149	438,400		393,200	831,600
Total Parcel	0.149	438,400		393,200	831,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.43 | /Parcel: 292.43

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101062
GIS Ref	
GIS Ref	
Insp Date	04/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,400	0	6,480.	393,200	831,600		Year end	12/23/2021
2021	101	FV	424,900	0	6,480.	393,200	818,100		Year End Roll	12/10/2020
2020	101	FV	424,900	0	6,480.	393,200	818,100	818,100	Year End Roll	12/18/2019
2019	101	FV	318,400	0	6,480.	368,600	687,000	687,000	Year End Roll	1/3/2019
2018	101	FV	318,400	0	6,480.	304,700	623,100	623,100	Year End Roll	12/20/2017
2017	101	FV	318,400	0	6,480.	280,200	598,600	598,600	Year End Roll	1/3/2017
2016	101	FV	318,400	0	6,480.	255,600	574,000	574,000	Year End	1/4/2016
2015	101	FV	310,500	0	6,480.	250,700	561,200	561,200	Year End Roll	12/11/2014

!11945!

PRINT

Date	Time
12/30/21	13:28:19

LAST REV

Date	Time
05/14/18	11:40:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11945

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALMER JOHN J	29647-316		1/12/1999	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	101062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2012	795	Demo gar	21,000					DEMO DECK & GAR UN
9/17/2004	882	Redo Kit	20,000			G6	GR FY06	4X14 BUMP OUT FOR
3/23/1999	149	Dormers	10,000					25'AND FULL DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	CC	Chris C
7/16/2012	Info Fm Prmt	BR	B Rossignol
4/2/2009	Measured	372	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	80.	0.76	9			Topo	-20					393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	393,217	Spl Credit		Total:	393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11900115
Const Adj.:	0.98990101
Adj $ / SQ:	144.001
Other Features:	93750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538557
Depreciation:	100172
Depreciated Total:	438386

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

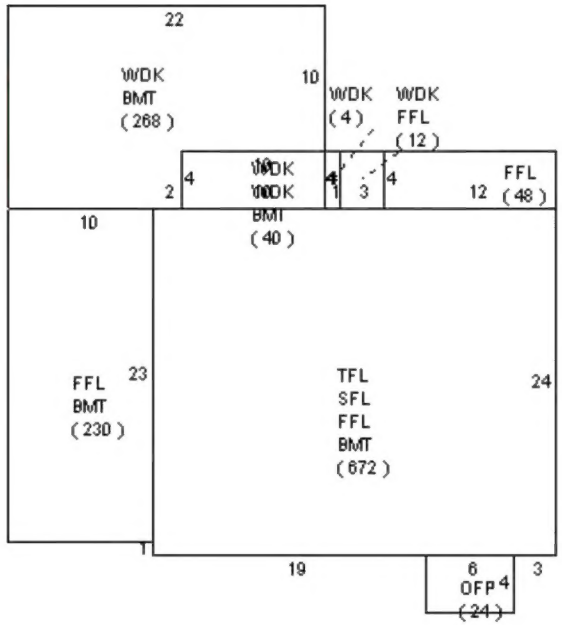
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.40
Special Features:	0	Val/Su Net:	114.26
Final Total:	438400	Val/Su SzAd	195.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	57.240	69,261
FFL	First Floor	962	144.000	138,529
SFL	Second Floor	672	144.000	96,769
TFL	Third Floor	605	144.000	87,092
WDK	Deck	364	8.660	3,152
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	3,837			Total:	395,848
Size Ad	2238.7999	Gross Area	3904	FinArea	2844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0007-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	